



Community Development Department  
Current Planning Division  
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[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

## MEMORANDUM

City of Beaverton  
Community Development Department

**To:** Interested Parties  
**From:** City of Beaverton Planning Division  
**Date:** April 30, 2019  
**Subject:** **DR2018-0164 Cedar Hills Crossing Lot 2 Redevelopment**

Please find attached the Notice of Decision for **DR2018-0164 – Cedar Hills Crossing Lot 2 Redevelopment**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DR2018-0102 (Cedar Hills Crossing Lot 2 Redevelopment), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

***The appeal closing date for DR2018-0102 – Cedar Hills Crossing Lot 2 Redevelopment, is 4:30 p.m., May 13, 2019.***

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4<sup>th</sup> Floor, Beaverton Building/City Hall; 12725 SW Millikan Way between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Sierra Davis, Associate Planner, at (503) 526-2652.

***Accessibility information:*** This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact **Sierra Davis** by calling 711 **503-526-2652** or email **[sdavis@beavertonoregon.gov](mailto:sdavis@beavertonoregon.gov)**



## STAFF REPORT

DATE: April 30, 2019

TO: Interested Parties

FROM: Sierra Davis, Associate Planner

PROPOSAL: **Cedar Hills Crossing Lot 2 Redevelopment**

LOCATION: 2875 SW Cedar Hills Boulevard  
Assessor's Map # 1S109AD Tax Lot 3500

ZONING: Community Service (CS)

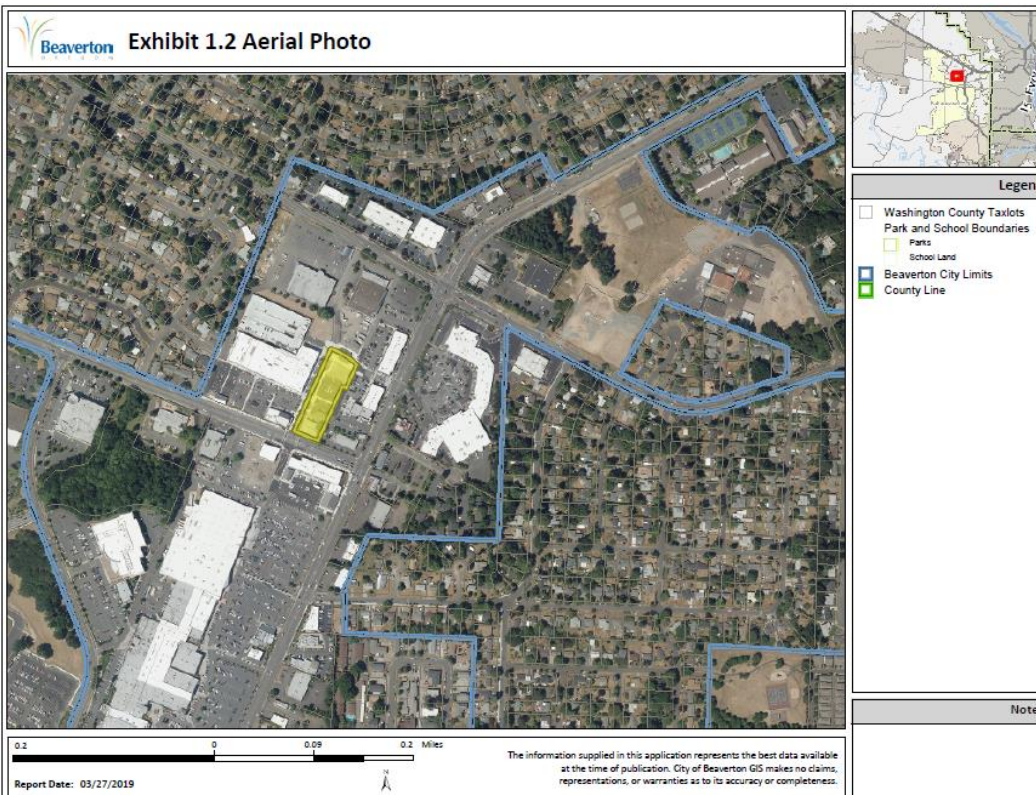
SUMMARY: The applicant requests approval of 6,763 square feet of new construction in two new commercial buildings in an existing shopping center. A Design Review Two application is requested for the construction of two new commercial buildings.

PROPERTY OWNER: Mall 2, LLC  
1701 SE Columbia River Drive  
Vancouver, WA 98661

APPLICANT'S REPRESENTATIVES: DOWL  
720 SW Washington Street, Suite 750  
Portland, OR 97205

RECOMMENDATION: **APPROVAL of DR2018-0164 Cedar Hills Crossing Lot 2 Redevelopment, subject to conditions identified at the end of this report.**

Staff Report: April 30, 2019  
DR2018-0164 – Cedar Hills Crossing Lot 2 Redevelopment



## BACKGROUND FACTS

### Key Application Dates:

Application	Submittal Date	Deemed Complete	120-Day*	365-Day**
DR2018-0164	November 16, 2018	February 15, 2019	June 15, 2019	February 15, 2020

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

\*\* This is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions:

<b>Zoning</b>	Community Service	
<b>Current Development</b>	Retail Building	
<b>Site Size</b>	Approximately 1.4 acres	
<b>NAC</b>	Central Beaverton	
<b>Surrounding Uses</b>	<u>Zoning:</u>  North: CS  South: CS  East: CS  West: CS	<u>Uses:</u>  North: Recreational Facility  South: Retail, and Eating and Drinking Establishments  East: Retail, and Eating and Drinking Establishments  West: Retail, and Eating and Drinking Establishments

## DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

	<b>PAGE No.</b>
<b>Attachment A: Facilities Review Committee Technical and Recommendation Report</b>	FR 1-10
<b>Attachment B: DR2018-0164 <i>Design Review Two</i></b>	DR 1-13
<b>Attachment C: Conditions of Approval</b>	COA 1-8

### **Exhibits:**

**Exhibit 1: Zoning / Vicinity / Aerial Map**

**Exhibit A: Applicant Materials – Plans**

**Exhibit B: Applicant Materials – Materials and Finished Form and Materials Board**

**Exhibit C: Applicant Materials – Lighting and Fixture Details**

**Exhibit D: Applicant Materials – Addendum to Plans**

## FACILITIES REVIEW COMMITTEE TECHNICAL REVIEW AND RECOMMENDATIONS DR2018-0164 – CEDAR HILLS CROSSING LOT 2

### **Section 40.03 Facilities Review Committee:**

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision or Planning Commission Notice of Decision, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

**The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the applications as identified below:**

- The proposal is for a Design Review Two for the construction of two new commercial buildings, with associated parking and site improvements.

**A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.***

#### **FINDING:**

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

The applicant states that critical facilities and services are already provided to the site. Capacity for water and sewer is available to serve the proposed development. Tualatin Valley Fire and Rescue currently serves the site. Proposed improvements to SW Jenkins Road, shown on Sheet C6.0 of Exhibit A, include a new sidewalk with ADA ramp, curb, gutter and landscape strip. All public utilities required to serve the site were constructed through previous phases of redevelopment. Proposed private utility connections, shown on Sheets C5.0 through C5.2, include private sanitary sewer, storm drainage, water lines, and telephone and electric lines, which connect the proposed buildings to existing public utilities.

#### **Water**

The property is served by the City of Beaverton water and there is an existing meter onsite that is sufficient to serve the proposed development. Adequate capacity exists to serve the proposed development.



#### Sewer

The existing commercial use is served by a sewer line which will serve the proposed development. Adequate capacity exists to serve the proposed development.

#### Storm Water

The applicant has provided a Stormwater Report for the quantity and quality of stormwater resulting from the two new buildings and impervious surfaces. The Stormwater report states that water quality will be provided through previous installed filter catch basins and one additional basin to capture the Building 14 roof and the modified surface flow in the parking lot north of Building 14. A downstream analysis is not required for this site because the overall development on the property reduced the overall impervious area on the site. Therefore, this project will meet the intent of the standards set by City of Beaverton and Clean Water Services. While the report states that the proposed stormwater facilities are adequate to service the site, Site Development has proposed conditions to address specific stormwater facility requirements pursuant to CWS requirements. As conditioned the project will meet the requirements.

#### Transportation

A Transportation Impact Analysis memo was submitted and the total net new trips generation is 74 trips, which would not require a full transportation impact analysis because the total trips are less than 300 additional per day. The larger project provides a driveway connection to the public right-of-way, as well as a new pedestrian connection through the site on the east side of the building. There is a Trimet bus stop approximately 450 feet from the site to the southeast of the site on SW Cedar Hill Boulevard and provides regular service to the area. The development is not expected to adversely impact the existing transportation system.

#### Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R have not provided conditions of approval related to this proposal, however TVF&R requirements, will be verified at the time of Site Development Permit issuance.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.**

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

**FINDING:**

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

The site has existing essential facilities such as transit service, police protection and pedestrian facilities in the public right-of-way. The proposal includes two new commercial buildings for retail and eating and drinking establishments. The proposal does not add demand to the existing school system. The site is served by TriMet's bus line 20 which run on SW Cedar Hills Boulevard within 450 feet of the site. The proposal includes new pedestrian circulation on-site providing safe circulation from the new buildings to the public right-of-way and eight new bicycle parking facilities on-site. SW Jenkins Road contains public sidewalks and bike lanes which will be replaced with this development. Staff finds essential facilities and services are available to serve the proposed development.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- C. *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

**FINDING:**

All of the applicable provisions of Chapter 20 are met and addressed above. No exceptions or modifications are requested.

The property is zoned Community Services (CS). Retail and eating and drink establishments are permitted uses in this zone. The site complies with the minimum land area, minimum lot dimension, and minimum setback requirements for the R-2 zone. Staff also refers to the table summary for chapter 20 development standards hereto.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special***



***Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

**FINDING:**

Staff cites the findings in the Code Conformance Analysis Chart, at the end of the report, which evaluates the project as it relates to applicable Code requirements of Chapter 60. Staff will address Section 60.05. (Design Standards) to the separate findings prepared for Design Review Two. The applicant's response to D simply states that all applicable provisions of Chapter 60, primarily under Section 60.05, are addressed and met through the findings addressed as part of the narrative and plans.

Section 60.30 of the Development Code specifies a minimum number of required off-street parking spaces for shopping center uses at 3.3 parking spaces per 1,000 square feet for gross floor area. The shopping center use requires 23 vehicle parking spaces and the project provided 89 parking spaces on Lot 2, the subject property. The applicant states that parking will be shared with the surrounding Cedar Hills Crossing, therefore parking requirements are calculated for the entire shopping center. The overall shopping center has a minimum parking requirement of 742 stalls and a maximum of 1,106. Including the parking proposed with this application, the shopping center will have 1,025 stalls.

The shopping center use requires four (4) short-term bicycle parking spaces and four (4) long term bicycle parking spaces for lot two. The project provides four (4) short-term bicycle parking spaces and four (4) long term bicycle parking spaces.

Staff finds the proposal to meet all applicable facility review provisions of chapter 60.

**Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.**

- E. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

**FINDING:**

The applicant states that the private common facilities and areas on-site, including those mentioned in this standard, are strategically located and easily accessible allowing for adequate and normal operation and maintenance. Private common facilities and areas on-site, shown on the Site Plans, Grading Plans, Storm Plans,

Public Improvements Plan and Landscape Plans (Sheets C2.0-2.2, C3.0-3.2, C4.0-4.2, C6.0, L.1 and L.2 in Exhibit A), will be maintained and replaced as required by the property owner. Operation and maintenance can be achieved without the use of City or public agency resources.

**Therefore, staff finds that the proposal meets the criterion for approval.**

***F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

**FINDING:**

The applicant states that the on-site pedestrian, bicycle and vehicle circulation areas are indicated in the Site Plan (Exhibit A, Sheets C2.0, 2.1, and 2.2). As shown on the site plan, pedestrians and vehicles will be able to enter the site from three different public street accesses (at SW Cedar Hills Boulevard, SW Jenkins Road, and SW Walker Road. The drive aisles and pedestrian pathways will lead through the site and will connect with the adjacent Cedar Hills Crossing lots (Lots 1, 5 and 3) to the east and west. Pedestrian sidewalks throughout the site will be separated from drive-aisles by a six-inch concrete curb, except where crossing drive aisles. Sidewalks throughout the parking lot will connect directly to sidewalks around each building. This system is designed to provide for safe and efficient movement of all modes of transportation.

**Therefore, staff finds that the proposal will meet the criterion for approval.**

***G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

**FINDING:**

The applicant states that an on-site pedestrian, bicycle and vehicle circulation network will be provided as indicated on the Site Plans. The on-site vehicular and pedestrian circulation system on Lot 2 will connect to SW Cedar Hills Boulevard SW Walker Road and to SW Jenkins Road via previously approved existing accesses throughout the Cedar Hills Shopping Center. This system is designed to provide for safe and efficient movement of all modes of transportation. As shown on the site plans, access connections for all three modes of transportation, including bicycles, pedestrians and vehicles, are already provided at all three frontages of the Cedar Hills Shopping Center. This project includes improvements to the public pedestrian sidewalk along the property frontage on SW Jenkins Road.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**H. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

**FINDING:**

Structures and facilities providing adequate fire protection already exist at the site, including adequacy of fire flow. The Site Plans, Sheets C2.0-2.2 demonstrate that the site design will provide adequate turning and maneuvering areas for emergency vehicles. The Utility Plan, Sheet C5.2, shows the location of the proposed fire hydrant and fire service lines. Fire flow water availability is demonstrated in the Tualatin Valley Water District Fire Hydrant Flow Test Report included as Exhibit J; the applicant has reached out to the City of Beaverton to obtain an updated test for the city system, however, the attached test demonstrates there should be no concerns of capacity in the system. A fire flow design and calculation will be submitted with building permit drawings.

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R conditions of approval are included in this report. Additionally TVF&R requirements will be verified at the time of Site Development Permit issuance.

**Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.**

**I. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

**FINDING:**

The applicant states that all public structures and facilities were designed in accordance with the appropriate City codes to meet this standard. Public structures and facilities providing adequate service already exist at the site, including a water system that provides adequate fire flow, as shown in Exhibit J. The Site Plans, Sheets C2.0-2.2, show a well-designed cohesive site plan, designed in accordance with applicable codes and standards to provide adequate protection from crime and accident. Buildings have been designed to provide visibility to the parking areas and adjacent public and private streets. Lighting has been provided throughout the site to aid in crime prevention, as shown in the Photometric Plan, Sheet E.02A of Exhibit A. In addition, access drives have been designed to provide safe access to and from the public street system through the use of sight distance triangles.

Plans submitted to the city do not demonstrate compliance with the City's Technical Lighting standards (60.05) as the front property line does not provide

any photometric information. All property lines are limited to a maximum of 0.5 foot candles. Staff proposes a condition of approval requiring the lighting plan adhere to Table 60.05-1, *Technical Lighting Standards* prior to site development permit issuance.

**Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.**

- J. *Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

**FINDING:**

The applicant states that as shown on the Grading Plans, Sheet C3.0-3.2., proposed grading is appropriate to accommodate the proposed use. Grading has been designed to minimize effects on off-site properties, and no adverse impacts to neighboring properties will occur. Grading is designed to be compatible with the grading of surrounding shopping center properties and run-off is designed to flow towards catch basins, as shown in the Storm Plans, Sheets C4.0-4.2 in Exhibit A. The Preliminary Drainage Report, Exhibit D further demonstrates how the project will accommodate storm water drainage and storage in compliance with

**Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.**

- K. *Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

**FINDING:**

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. As shown on the site plans (Exhibit A, Sheets C2.0, 2.1, and 2.2), access and facilities have been provided throughout the site in compliance with American with Disabilities Act (ADA), including sidewalks of appropriate width and slope, ADA accessible curb ramps, and parking and van accessible stalls with appropriate signage and marking Continuous uninterrupted accessible routes on site will connect to proposed building entrances, to accessible routes throughout the Cedar Hills Shopping Center and to nearby public sidewalks.

Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

**Therefore, staff finds that the proposal meets the criterion.**

- L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

**FINDING:**

This application package includes all applicable submittal materials required by Section 50.25.1.

The applicant submitted the land use applications on November 16, 2018 and was deemed complete on February 15, 2019. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff finds that the proposal meets the criterion.**

## Code Conformance Analysis

### Chapter 20 Use and Site Development Requirements Community Services Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20</b>			
Eating and Drinking Establishments and Retail	Eating, drinking and retail are all permitted uses.	Eating and drinking and retail establishment.	<b>Yes</b>
<b>Development Code Section 20.05.15</b>			
Minimum Lot Area	7,000	Lot size is not being modified with this proposal and is approximately 1.39 acres.	<b>Yes</b>
Yard Setbacks Minimums: Front Side Interior Rear	0-feet 10-feet 0-feet	Proposed structures meet minimum setbacks. 8.5-feet 13-feet 48.5-feet	<b>Yes</b>
Maximum Building Height	60 feet	Proposed structure is approximately 22 feet in height.	<b>Yes</b>

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development.	The proposal is to construct two new commercial buildings.	<b>See DR Findings</b>
<b>Development Code Section 60.30 – Off-Street Parking</b>			
Off-street motor vehicle parking	<u>Retail, including shopping centers</u> 3.3 parking spaces per 1,000 square feet of gross floor area.  The maximum parking ratio is 5.1 parking spaces per 1,000 square feet of gross floor area.	The applicant proposal includes 6,763 square feet of commercial floor area requiring 23 parking spaces. The site contains 89 parking spaces.  The entire shopping center has a minimum parking requirement of 742 stalls and a maximum of 1,106. The shopping center will have 1,025 stalls.	<b>Yes</b>
Off-street bicycle parking	<u>Retail, including shopping centers</u> Short-term: 2 spaces or 1 space per 12,000 square feet of floor area Long-term: 2 spaces or 1 space per 12,000 square feet of floor area	The applicant's proposal will result in four, short-term bicycle parking spaces and four, long-term bicycle parking spaces.	<b>Yes</b>
<b>Development Code Section 60.55 – Transportation</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	<b>Yes</b>
<b>Development Code Section 60.65 – Utility Undergrounding</b>			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	<b>Yes – with COA</b>



**ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW TYPE TWO APPROVAL  
CEDAR HILLS CROSSING LOT 2 REDEVELOPMENT  
DR2018-0164**

**Section 40.20.05. Design Review Applications; Purpose**

*The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.*

**Section 40.20.15.2.C Approval Criteria**

*In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

**1. *The proposal satisfies the threshold requirements for a Design Review Two application.***

**FINDING:**

The applicant proposes 6,763 gross square feet of new, non-residential development, and the development property does not abut a residential zoning district. Therefore, this proposal meets Threshold 1, below, and is subject to Design Review Two application review.

*New construction of up to and including 50,000 gross square feet of non-residential floor area where the development does not abut any Residential District.*

The application includes two new buildings, Building 11 including 2,414 square feet and Building 14 including 4,349 square feet.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

**FINDING:**

The applicant paid the required associated fee for a Design Review Two application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

**FINDING:**

The applicant submitted the application on November 16, 2018 and was deemed complete February 15, 2019. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 4. *The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

**FINDING:**

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards.

**Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.**

- 5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:***

**FINDING:**

Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with Design Review Standards. The applicant's plans and materials show compliance with these standards.

**Therefore, staff finds the criterion approval is not applicable.**

- 6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

**FINDING:**

The applicant has submitted this Design Review Type Two application and no other applications are required of the applicant for this stage of City approvals.

**Therefore, staff finds the proposal meets the criterion for approval.**

**Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2018-0164 (Cedar Hills Crossing Lot 2 Redevelopment)**, subject to the conditions below (Attachment C).

## Design Review Standards Analysis

### Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Building Articulation and Variety</b>		
<b>60.05.15.1.B and C</b> Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion...30% articulation and variety	<p>Building 14 is located within 200 feet of the public right-of-way. The building applies a variety of materials (brick, stucco, concrete, box-rib metal panel, and glass) within recessed bays and offset brick parapet trim coursing to create a unique, articulated facade along all elevations. The materials, canvas awnings and light fixtures create articulated shadows across the facade enhancing the building depth. These architectural details coupled with landscaping in the foreground provide a layered facade.</p> <p>Building 11 is not within 200 feet of a public street, therefore the standard does not apply to Building 11.</p>	<b>YES</b>
<b>Roof Forms</b>		
<b>60.05.15.2.C</b> All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches or architecturally treated	Proposed roof forms are consistent with the existing architectural context of Cedar Hills Crossing both to the west across Charles Bernard Drive and surrounding development. Parapets extend vertically, breaking the predominant horizontal parapet datum while also helping create a mechanically screened area for future tenant mechanical equipment.	<b>YES</b>
<b>Primary Building Entrances</b>		
<b>60.05.15.3</b> Weather protection for primary entrance	The applicant states that the awnings along the proposed buildings project a minimum of 4 feet on all sides. The primary building entrances on Building 11 at the east are covered by a 15-foot-deep built steel canopy. The proposed patio on Building 14 at the northwest corner of the building is entirely covered by a built steel canopy. The primary entrance along SW Jenkins Road has a fabric awning with a minimum	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	depth of 4 feet. The other two entrances on Building 14 are also covered by a fabric awnings that is a minimum of 4 feet in depth.	
<b>Exterior Building Materials</b>		
<b>60.05.15.4.B</b> Maximum 30% of primary elevation to be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard	<p>The applicant states that on Building 11 the overall south elevation is 756 square feet; the concrete base makes up 28 square feet (4 percent) of the south elevation. The west facade is 1,305 square feet; the concrete base makes up 58 square feet (4 percent) of the elevation. The north facade is 756 square feet; the concrete base makes up 21 square feet (3 percent) of the north facade. The east facade does not have exposed concrete base.</p> <p>For Building 14, the overall south elevation is 1,792 square feet; the concrete base makes up 196 square feet (11 percent) of the south elevation. The west facade is 1,268 square feet; the concrete base makes up 75 square feet (6 percent) of the west facade. The north facade is 1,247 square feet; the concrete base makes up 39 square feet (3 percent) of the north facade. The east facade is 1,163 square feet and the concrete base makes up 21 square feet (2 percent) of the east facade.</p>	YES
<b>60.05.15.4.C</b> Non-residential foundation	<p>Exposed concrete base materials are limited to 1 foot 9 inches in elevation at the southwest corner on Building 11. Landscaping is proposed where the concrete base is exposed along the west elevation.</p> <p>Exposed concrete base materials are limited to 2 feet 2 inches in elevation at the southwest corner of the west patio on Building 14. Where exposed, an articulated wood bench is proposed along this edge. Exposed concrete base materials are limited to 2 feet 11 inches in elevation at the southwest corner and at the location of</p>	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	a tenant entry/egress ramp at the south elevation. Landscaping is proposed where the concrete base is exposed at the building along the west, south and east elevations.	
<b>Roof-Mounted Equipment</b>		
<b>60.05.15.5.A - C</b> Equipment screening	<p>Building 11 has parapets at a height of 17 feet 9 inches. The east and west parapets extend an additional 2 feet 2 inches vertically above the parapet creating a mechanically screened area for future tenant mechanical equipment.</p> <p>Building 14 has parapet screen walls at least 3 feet 6 inches high are provided on all sides of the building. At material transitions (between brick and stucco) the box-rib metal panel materials project 1 foot 10 inches above the top of the adjacent parapet/cornice further to create mechanical equipment zones for future tenant equipment.</p>	<b>YES</b>
<b>Building Location and Orientation along Streets in MU and Com. Districts</b>		
<b>60.05.15.6.B</b> Building occupancy on street frontage requirement	The development site is located in a commercial zone on a site over 60,000 square feet. The frontage along SW Jenkins is approximately 130 feet. Building 14 occupies approximately 78 feet, or 60 percent, of the street frontage.	<b>YES</b>
<b>60.05.15.6.C</b> Buildings shall be located no farther than 20 feet from the property line	Building 14 is subject to the street frontage standard. Building 14 is setback approximately 8 feet from the property line along SW Jenkins Road.	<b>YES</b>
<b>60.05.15.6.D-F</b> Major Pedestrian Route	<p>The building is located along a street or public pedestrian way; therefore a minimum of one primary building entrance shall be located abutting the public street or public pedestrian way.</p> <p>The south elevation of Building 14 abuts SW Jenkins Road and includes 1 primary entrance that is located within 10' of the public sidewalk. The entrance includes</p>	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	similar materials to the entrances located on the north side of the building and will contain storefront glazing around the door, a fabric awning over the entrance to provide weather protection, and tenant signage. Due to the grade change from the north side of the building to the south, the entrance is not an accessible entry, however, per the building code, only 60% of the entrances need to be accessible. There are 2 doors on the north side of the building and 1 door on the patio area that are accessible. The door on the south elevation is not required to be accessible as 75 percent of the access points are accessible. Stairs have been incorporated at this entry in order to make up for the 2 foot grade change from the public sidewalk to the building finish floor elevation.	
<b>Building Scale along Major Pedestrian Routes</b>		
<b>60.05.15.7</b> Building scale	The site is not located along a major pedestrian route.	<b>N/A</b>
<b>Ground Floor Elevation on Commercial and Multiple Use Buildings</b>		
<b>60.05.15.8.A.3</b> Glazing required	<p>Building 11, east elevation contains a primary building entrance and faces a plaza and exceeds glazing requirements. The east elevation contains 460 square feet of ground floor elevation area and 268 square feet (58 percent) of storefront glazing. The south, north, and west elevations, though not required by code, exceed glazing standards.</p> <p>Building 14 contains 543 square feet of ground floor elevation area and 200 square feet (37 percent) of storefront glazing on the south elevation. The west elevation contains 429 square feet of ground floor elevation area and 264 square feet (62 percent) of storefront glazing. The north elevation contains 544 square feet of ground floor elevation area and 351 square feet (65 percent) of storefront glazing.</p>	<b>YES</b>



## Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Connections to the public street system</b>		
<b>60.05.20.1</b> Connect on-site circulation to existing and planned street system	Accesses from the Cedar Hills Shopping Center to public streets, consistent with the Comprehensive Plan Transportation Element. The project includes on-site pedestrian, bicycle, and vehicle circulation systems that will connect with the surrounding Cedar Hills Shopping Center and will utilize these existing connections to public street systems.	<b>YES</b>
<b>Loading Areas, solid waste facilities and similar improvements</b>		
<b>60.05.20.2.A</b> Screen from public view	The trash/recycling storage area is located along the east side of Building 14 and will be screened from public view by a solid fence.	<b>YES</b>
<b>60.05.20.2.B-D</b> Loading docks and loading zones	No loading docks or outdoor storage areas are proposed with this application. No chain-link fence screening is proposed.	<b>N/A</b>
<b>60.05.20.2.E</b> Loading vehicles	Loading will occur after business hours in the parking stalls and drive aisles. Truck turning diagrams for small trucks have been included as Exhibit H of the applicant's materials; these truck sizes are consistent with the vehicle sizes that have been used on the site for the small-scale buildings.	<b>YES</b>
<b>Pedestrian Circulation</b>		
<b>60.05.20.3.A</b> Link to adjacent facilities	The applicant states that pedestrian connections are already provided through the Cedar Hills Shopping center that connect with the abutting public street system, consistent with the Comprehensive Plan Transportation Element. This application proposes on-site pedestrian circulation systems that will connect to the existing surround pedestrian circulation system.	<b>YES</b>
<b>60.05.20.3.B</b> Direct walkway connection	The project will provide reasonably direct walkways from both proposed buildings to the surrounding shopping center and public sidewalks. The main	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	entrance from Building 14 will connect directly to the public sidewalk along SW Jenkins Road. Building 11 will have reasonably direct pedestrian routes to SW Cedar Hills Boulevard and SW Jenkins Road. An on-site sidewalk will run directly south from Building 11 to connect to SW Jenkins Road, and the on-site sidewalk will connect the Building 11 entrance to an existing pedestrian route within the development that runs to the east to connect to SW Cedar Hills Boulevard.	
<b>60.05.20.3.C</b> Walkways every 300'	The development site has approximately 130 feet of street frontage and no vehicle parking between the building and the street. The proposed buildings will be situated within the existing circulation system of the Cedar Hills Crossing shopping center, which is configured to provide reasonable access to all abutting street frontages. A reasonably direct walkway into the site is provided from SW Jenkins to both proposed buildings. The pedestrian sidewalk provides a straight and direct route to both buildings.	<b>YES</b>
<b>60.05.20.3.D</b> Physical separation	Proposed pedestrian routes through parking lots will be separated by a 6-inch concrete curb, except where crossing drive aisles.	<b>YES</b>
<b>60.05.20.3.E</b> Distinct paving	Where proposed pedestrian routes cross drive aisles, they will be constructed of a contrasting material; sidewalks will be concrete and drive aisles will be constructed of asphalt.	<b>YES</b>
<b>60.05.20.3.F</b> 5' minimum width	Proposed sidewalks through the site will have at least 5 feet of unobstructed width.	<b>YES</b>
<b>Street Frontages and Parking Areas</b>		
<b>60.05.20.4.A</b> Screen from public view	No surface parking is proposed to abut a public street with this application.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Parking and Landscaping</b>		
<b>60.05.20.5.A-D</b> Parking area landscaping	The parking area landscaping meets the requirement and exceeds this standard by providing six-foot-wide islands, 80 square feet in area. Parking area landscaping meets this requirement with one tree, a minimum mature height of 20 feet, provided in each island. The use of sidewalks and walkways is not necessary to meet landscape island requirements. The proposed trees are identified on the City of Beaverton Street Tree List.	<b>YES</b>
<b>Off-Street Parking Frontages in Multiple-Use Districts</b>		
<b>60.05.20.6</b> Off-street parking frontages	The site is not located on a Major Pedestrian Route and does not include detached residential development.	<b>N/A</b>
<b>Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts</b>		
<b>60.05.20.7.A-B</b> Required sidewalk widths	<p>Sidewalks that are internal to the site all meet the 10-foot minimum requirement.</p> <p>Due to the underground installation of power distribution that was completed with Phase 1, a new pole and guy wire was required across the frontage of Lot 2, since it was not possible to continue the underground installation further east across the abutting US Bank Property. The new pole was required to be placed in line with the existing overhead infrastructure to the east of the site and the placement now falls within the location of the typical sidewalk section. As shown on Sheet C6.0 of Exhibit A, a 6-foot sidewalk will be detached from the curb and a planter strip will be placed between the sidewalk and the curb to allow for clearance from the guy wire and the utility pole.</p> <p>A condition of approval has been added</p>	<b>Yes – with COA</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	requiring a 10-foot wide curb-tight sidewalk along the frontage of SW Jenkins Road, with exception to the sidewalk area adjacent to the utility pole currently located in the SW Jenkins Road right-of-way. The sidewalk will be relocate north of the pole, with a minimum continuous sidewalk width of 10 feet provided in a public easement. When the utility pole is removed, the sidewalk shall be modified to match the 10-foot curb-tight sidewalk along SW Jenkins Road. The sidewalk shall contain street trees and street grates meeting the City's 2019 Engineering Design Manual.	
<b>Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts</b>		
<b>60.05.20.8.A-B</b> Drive aisles to be designed as public streets, if applicable	Charles Bernard Drive was constructed as a private street and no changes are proposed. The proposed on-site parking lot drive aisles provide direct access to parking stalls.	<b>YES</b>
<b>Ground Floor uses in parking structures</b>		
<b>60.05.20.9</b> Parking structure	No parking structures are proposed.	<b>N/A</b>

### Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Minimum Landscaping</b>		
<b>60.05.25.5.A.1</b> Minimum landscape 10%	The total landscaped area of the site is 10,575 square feet of landscaping which is 17.5 percent of the site.	<b>YES</b>
<b>60.05.25.5.B</b> Planting Requirements	All new landscaping has been designed to meet the minimum landscaping requirements including: 34 trees and 190 shrubs. Ornamental grasses and vegetative groundcover will be planted in landscape areas not occupied by trees and shrubs. The proposed landscaping plan exceeds the minimum	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	requirements.	
<b>60.05.25.5.C</b> Pedestrian Plaza	The total hardscape area used to meet landscaping requirements is 6,693 SF or 11.1 percent of the total site area.	<b>YES</b>
<b>60.05.25.5.D</b> Foundation Landscaping	The elevation of Building 14 visible from the public street have windows on the ground floor. Building 11 is not within 200 feet of a public street. This standard does not apply.	<b>YES</b>
<b>Retaining Walls</b>		
<b>60.05.25.8</b> Retaining Walls	No retaining walls greater than six feet in height or longer than fifty lineal feet are proposed with this application.	<b>N/A</b>
<b>Fences and Walls</b>		
<b>60.05.25.9.A and B</b> Fences and Walls	No fencing, including chain link, is proposed with this application.	<b>N/A</b>
<b>60.05.25.9.C</b> Masonry walls	The proposed walls surrounding the plaza at Building 11 will be designed to meet this standard.	<b>YES</b>
<b>60.05.25.9.E</b> Fence Heights	No fences or wall are proposed in a required front yard or along collector or arterial streets.	<b>N/A</b>
<b>Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines</b>		
<b>60.05.25.10.A-B</b> Minimize grade changes	No grading is proposed with 25 feet of a residential property. There are no significant groves of trees or historic trees on or near the site; therefore no grading would occur near these types of trees.	<b>N/A</b>
<b>Integrate water quality, quantity, or both facilities</b>		
<b>60.05.25.11</b> Location of facilities	No non-vaulted surface stormwater detention and treatment facilities with a side slope greater than 2:1 are proposed between a street and the front of an adjacent building.	<b>N/A</b>
<b>Natural Areas</b>		
<b>60.05.25.12</b> No encroachment into buffer areas.	No streams, wetlands, significant trees and significant tree groves are located on or near the subject site.	<b>N/A</b>
<b>Landscape Buffering Requirements</b>		
<b>60.05.25.13</b> Landscape buffering between contrasting	The site is zoned CS and abuts other CS zoned properties. No buffer areas are required.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
zoning districts or non-residential use in the residential zone.		

### Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		
<b>60.05.30.1.A-E</b> Lighting Design Standards	As shown on the photometric plan, lighting will be provided throughout vehicle and pedestrian circulation areas, the proposed plaza, and at all building entrances. Any canopy lighting on site will be recessed so that no bulbs are visible from the public right-of-way. The photometric plan does not provide candle-foot measurements to the south property line. A condition of approval has been added to ensure compliance with the maximum 0.5 candle-foot at the property line.	<b>YES – with COA</b>
<b>Pedestrian-scale on-site lighting</b>		
<b>60.05.30.2.A-C</b> Pedestrian Lighting	The applicant provided cut sheets for the lighting fixtures for the pole-mounted luminaires, bollards and wall mounted light fixtures. The cut sheets did not provided the height of the poles, therefore a condition of approval requires all lighting information be provided to show compliance with the lighting standards.	<b>YES – with COA</b>

**CONDITIONS OF APPROVAL****A. Prior to issuance of the site development permit, the applicant shall:**

1. Submit a new site development application for the proposed work as shown in Lot 2 site plans dated 1/11/2019. The current permit for Phase 1 - SD2016-0014 if still open will be closed out as a separate project. (Site Development Div./JJD/NP)
2. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. The City will be processing Site Development applications and permits electronically. Please see the 'Building in Beaverton / Apply' pages for further information, instructions and options for submitting electronically (Site Development Div./JJD/NP)
3. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD/NP)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD/NP)
5. Provide assurances that the ownership of the subject project will guarantee improvements and work per the detailed cost estimate format and breakdown in the site development permit application. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. The guaranteed value shall also include any performance or prorated maintenance security obligation of the issued Phase 1 permit (SD2016-0014) of Cedar Hills Crossing 2. (Site Development Div./JJD/NP)
6. Provide plans showing that any encroachments in the public right of way shall be a non-structural attachment or in other words not integral to the building structure. If a revocable right of way encroachment permit is desired by the owner or required by a financial institution or insurance company for the canopy, the City



Attorney will need to be consulted to prepare a specific document for this situation. (Site Development Div./JJD/NP)

7. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD/NP)
8. Submit any required geotechnical and structural report with the site development permit application for review and approval by the City Engineer. It shall be prepared by a professional engineer to the specifications of the City Engineer. (Site Development Div./JJD/NP)
9. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD/NP)
10. Submit any required water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual). (Site Development Div./JJD/NP)
11. Submit any required permits or other approvals needed from the Tualatin Valley Water District. (Site Development Div./JJD/NP)
12. Submit any required permits or other approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD/NP)
13. Submit plans for erosion control. Submit a copy of the notification of proposed revisions or closeout of the Oregon Department of Environmental Quality (DEQ) for the previously issued 1200-C General Permit associated with Phase 1, SD2016-0014 (DEQ/CWS/City Erosion Control Joint Permit). The DEQ process is independent of a City or CWS plan revision approval. (Site Development Div./JJD/NP)
14. Provide final construction plans and a final drainage report demonstrating compliance with City surface water management requirements per Section 530, of City Resolution 4542 and with CWS Resolution and Order 2017-05. (Site Development Div./JJD/NP)
15. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from stormwater management facilities. On all plan sheets that show grading and elevations, the 100 year inundation level shall be identified. (Site Development Div./JJD/NP)

16. Obtain, they City Building Official's courtesy review and approval of the proposed private site utility plans, if required by OAR 918-780-0040 for private plumbing needed to serve the private water, backflow prevention, storm and sanitary sewer systems outside the proposed building. (Site Development Div./JJD/NP)
17. Provide plans that show the drainage within covered areas shall be piped as approved by the City Building Official. To prevent spills from entering the sanitary sewer system, an automatic or manual shut-off valve shall be installed in the discharge line prior to the connection with the public sanitary sewer. The areas immediately adjacent to any opening in the structure where precipitation may fall, track, or be blown into the covered vehicle parking or service area shall be reverse-graded, trench drained, or bermed from other portions of the facility to minimize the amount of stormwater being transported beneath the cover. The cover must have a minimum overhang of 5 feet on each side. The cover overhang is to be measured relative to a berm, trench drain, or pavement grade break that separates the vehicle service area outside the building from that inside the building or covered area. (Site Development Div./JJD/NP)
18. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. Any extra-capacity water, sanitary, and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD/NP)
19. Submit a grading plan showing the proposed grading plan shall have a minimum building pad elevation that is at least one foot higher than the maximum possible high-water elevation (emergency overflow) of the SWM facility. Additionally, a minimum finish floor elevation that is at least three feet higher than the maximum possible high-water elevation shall be established for each new building lot and documented on the plans. (Site Development Div./JJD/NP)
20. Provide plans showing an approved proprietary stormfilter system for treatment of the site's piped surface water runoff. Plans shall also show a trash capture water quality pre-treatment unit (ex: sumped, lynch-type catch basin, sedimentation structure, or other City of Beaverton approved equivalent as determined by City Engineer) located in front any Stormfilter vaults or ahead of piped detention systems. Plans shall also show a high flow bypass system to bypass surface water runoff high flows around any Stormwater vaults. (Site Development Div./JJD/NP)

21. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces on the site. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, equipment pads, parking lots and driveways, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, modified existing impervious, the new impervious surface area created, and total final impervious surface area on the entire site after completion. (Site Development Div./JJD/NP)
22. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan, all standard exhibits and fees, ready for recording with Washington County Records. (Site Development Div./JJD/NP)
23. Provide evidence of a recent inspection report, including cleaning, system maintenance, and StormFilter recharge/replacement per manufacturer's recommendations for the site's existing proprietary storm water treatment systems associated with Phase 1 SD2016-0014 by qualified maintenance provider as determined by the City Engineer. (Site Development Div./JJD/NP)
24. Pay a storm water system development charge (overall system conveyance) for any net new impervious area proposed. Additionally, the project shall pay a storm water quality (summer treatment) in-lieu of fee for any existing impervious area on each legal lot determined by the City Engineer not to practical to provide treatment as defined under "redevelopment" under Clean Water Services standards. (Site Development Div./JJD/NP)
25. Provide plans for street lights (Option C) and the placement of underground utility lines along street frontages, for affected services to existing lots. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding must be paid per Section 60.65 of the Development Code. (Site Development Div./JJD/NP)
26. Painted Curbs. Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25-foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3) (TVF&R/JF)
27. Surface and Load Capacities. Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered

engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) (TVF&R/JF)

28. Knox Box. A Knox Box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via [www.tvfr.com](http://www.tvfr.com) or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1) (TVF&R/JF)
29. Provide a revised site plan showing 10-foot wide curb-tight sidewalk along the frontage of SW Jenkins Road, with exception to the sidewalk area adjacent to the utility pole currently located in the SW Jenkins Road right-of-way. The sidewalk will be relocate north of the pole, with a minimum continuous sidewalk width of 10 feet provided in a public easement. When the utility pole is removed, the sidewalk shall be modified to match the 10-foot curb-tight sidewalk along SW Jenkins Road. The sidewalk shall contain street trees and street grates meeting the City's 2019 Engineering Design Manual. (Transportation/JK)
30. Provide a revised lighting and photometric plan demonstrating compliance at the south (front) property line with the Technical Lighting Standards of the Development Code. The light poles heights, consistent with the Technical Lighting Standards, shall be provided for all lighting. (Planning/SD)

**B. Prior to building permit issuance, the applicant shall:**

31. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD/NP)
32. Have substantially completed the site development improvements as determined by the City Engineer, including franchise utility relocation and streetlights being fully functional. (Site Development Div./JJD/NP)
33. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD/NP)
34. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious

surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./JJD/NP)

35. Pay a storm water system development charge (overall system conveyance) for each ESU (equivalent surface unit) (Site Development Div./JJD/NP)
36. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all at-risk elements of the new construction are at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. The overflow elevation and one-foot-higher minimum finished floor elevation shall be established and clearly documented on all building and site development plan sheets that include elevations and/or contours. (Site Development Div./JJD)
37. Provide plans showing that any encroachments in the public right of way shall be a non-structural attachment or in other words not integral to the building structure. If a revocable right of way encroachment permit is desired by the owner or required by a financial institution or insurance company for the canopy, the City Attorney will need to be consulted to prepare a specific document for this situation. (Site Development Div./JJD/NP)

**C. Prior to occupancy permit issuance, the applicant shall:**

38. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD/NP)
39. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD/NP)
40. Ensure all site improvements, including landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SD)
41. Ensure installation of all exterior lighting is completed in accordance with the plans and fixture details marked "Exhibit C", except as modified by the decision making authority in conditions of approval (On file at City Hall). Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. Illumination of internal light fixtures shall meet the minimum 1.0 foot-candle standard within the site boundaries and shall not exceed 0.5 foot-candle outside at the property line. (Planning/SD)

42. Ensure ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for groundcover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area. (Planning/SD)
43. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SD)
44. Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Planning/SD)
45. Ensure landscaping is replaced if impacted by construction. (Planning/SD)
46. Ensure all new landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/SD)
47. Ensure that all walkways and pathway connections into the parking lot are constructed with scored concrete or modular paving patterns, including ramps as necessary. ADA standards shall apply. (Planning/SD)

**D. Prior to release of performance security, the applicant shall:**

48. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD/NP)
49. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD/NP)
50. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD/NP)
51. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD/NP)

52. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD/NP)